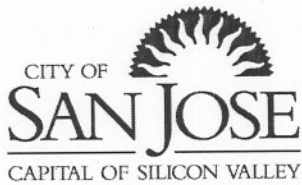


SUPPLEMENTAL



*Memorandum*

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Stephen M. Haase

**SUBJECT:** SEE BELOW

**DATE:** June 7, 2005

Approved: \_\_\_\_\_

Date: \_\_\_\_\_

6/7/05

**COUNCIL DISTRICT:** 4  
**SNI AREA:** None

**SUBJECT: PDC04-093. PLANNED DEVELOPMENT REZONING LOCATED AT THE  
NORTHWEST CORNER OF KING ROAD AND MABURY ROAD**

Attached for your review is a letter received on June 3, 2005 from the Santa Clara Valley  
Transportation Authority regarding the proposed rezoning of property.

STEPHEN M. HAASE, DIRECTOR  
Planning, Building and Code Enforcement

Attachment



June 3, 2005

Mr. Stephen M. Haase  
City of San Jose, Department of Planning, Building  
801 North First Street, Room 400  
San Jose, CA 95110

Re: Planned Development Rezoning Application (File No. PDC04-093)

Dear Mr. <sup>Stephen</sup>Haase,

VTA understands that the San Jose City Council will consider a Planned Development rezoning application by KB Homes to allow up to 91 single-family attached residences on a four-acre site, located on the northwest corner of King and Mabury roads. The application site is located within a 1/3 mile radius of the planned Berryessa BART Station and the density of the proposed development is 23 du/acre. This density is significantly below VTA's recommended minimum (net) density of 55 du/acre and an average density of 75 du/acre within a 1/3 mile radius around regional rail stations (VTA Community Design and Transportation Manual). Our concerns for the density have been expressed in two prior letters to the City in response to Project File No. GP04-04-03/King-Mabury General Plan and Project File No. PD05-015/King-Mabury Planned Development.

As you know, we are aggressively working on securing capital and operations/maintenance funding for the BART extension to Silicon Valley project. A key factor in making the project a success is to plan for and realize high-density development around the BART stations that will maximize ridership. In addition, the Metropolitan Transportation Commission (MTC) is adopting transit-oriented development (TOD) policy conditioning transportation funding on high-density development around transit stations.

We understand the need to be sensitive to the surrounding land use densities. However, to assure the success of the BART project, we must encourage developers to achieve high-density development that support a regional rail project. We request the City deny this application and look forward to working with the City and the developer to maximize the TOD potential for this property. Thank you for your time and consideration of our recommendation. If you have any questions, please feel free to contact me at 408-321-5872 or Ann.Jamison@vta.org.

Sincerely,

A handwritten signature in cursive script that reads "Ann Jamison".

Ann Jamison

Deputy Director, Congestion Management and Planning Program

CC: City of San Jose Councilmembers

